



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-35

LEGISTAR: 20150729

LANDOWNERS: City of Marietta
P.O. Box 609
Marietta, GA 30061-0609

APPLICANT: Same

AGENT: N/A

PROPERTY ADDRESS: 849 & 861 Franklin Road

PARCEL DESCRIPTION: 17 06510 0020
17 06510 0050

AREA: ~48 acres **COUNCIL WARD:** 7A

EXISTING ZONING: PRD-MF (Planned Residential Development-Multi Family)

REQUEST: PCD (Planned Commercial Development)

FUTURE LAND USE: MXD (Mixed Use Development)

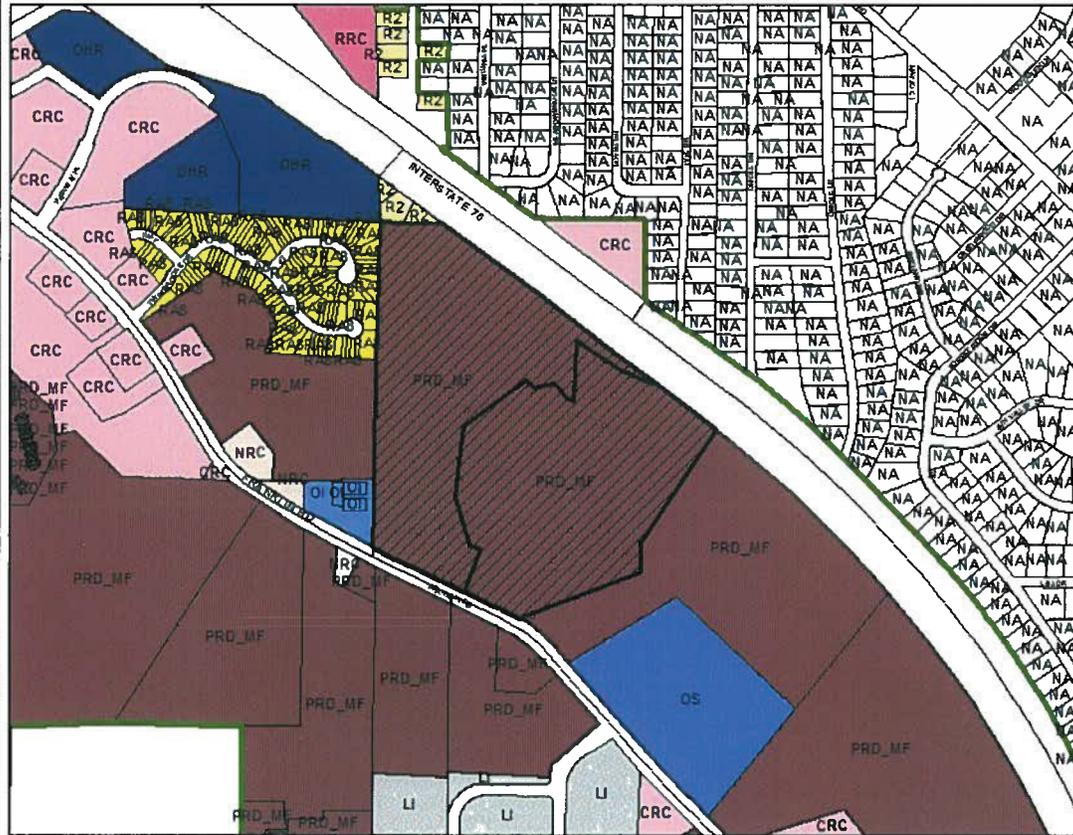
REASON FOR REQUEST: The City of Marietta is seeking to rezone these two parcels from PRD-MF to PCD for future development.

PLANNING COMMISSION HEARING: Tuesday, October 6th, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 14th, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

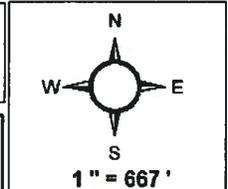


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL		17	06510	0020	PRD-MF	PCD
S-1 One Unit/Acre	COMMERCIAL	17	06510	0050	PRD-MF	PCD
S-2 Two Units/Acre	NBC Neighborhood Retail					
S-3 Three Units/Acre	CRC Community Retail					
S-4 Four Units/Acre	RBC Regional Retail					
ATTACHED FAMILY RESIDENTIAL	CBD Central Business District					
TA-4 Four Units/Acre	PCD Planned Commercial Dev.					
TA-5 Six Units/Acre	MXD Mixed-Use Dev.					
TA-6 Eight Units/Acre	OIT Office Institutional Trans.					
PRD(MF) Planned Residential Dev.	LBO Low-Rise Office					
MSUP Mobile Home Park	OI Office Institutional					
MULTI FAMILY RESIDENTIAL	OS Office Services					
TA-8 Eight Units/Acre	OSR Office High-Rise					
TA-10 Ten Units/Acre	INDUSTRIAL					
TA-12 Twelve Units/Acre	LI Light Industrial					
RH Residential High Rise	HI Heavy Industrial					
PRD(MF) Planned Residential Dev.	PID Planned Industrial Dev.					

Comments:
 849 & 861 Franklin Road

Date: 8/31/15

Planning & Zoning Department



FLU MAP

City of Marietta Area FLU Map

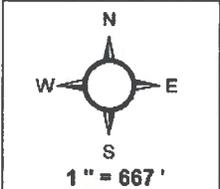


Future Land Use	District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR Low Density Residential	17	06510	0020	MXD	N/A
MDR Medium Density Residential	17	06510	0050	MXD	
HDR High Density Residential					
NAC Neighborhood Activity					
CAC Community Activity Center					
RAC Regional Activity Center					
CRD Central Business District					
IM Industrial - Manufacturing					
IW Industrial - Warehousing					
OSC Open Space/Conservation					
PR Parks & Recreation					
CSI Community Service & Institutional					
TCU Transportation, Communication & Utilities					
MXD Mixed Use					

Comments:
 849 & 861 Franklin Road

Date: 8/31/15

Planning & Zoning Department



PICTURES OF PROPERTY



849 Franklin Road



861 Franklin Road



Aerial view of subject properties

STAFF ANALYSIS

Location Compatibility

The City of Marietta, is requesting to rezone the 49.925 acres of property located at 849 and 861 Franklin Road from PRD-MF (Planned Residential Development – Multi-Family) to PCD (Planned Commercial Development) to make the zoning compatible with the proposed character for future development proposals. The subject properties were previously multi-family apartment developments, but are currently being demolished.

The subject properties are adjacent to one another and have frontage to the southwest along Franklin Road – a collector road – and to the northeast along Interstate 75. Adjacent properties to the northwest are zoned R-2 (Single Family Residential – 2 units/acre) and RA-8 (Single-Family Residential – Attached). Adjacent properties to the south, east and west – across Franklin Road – are zoned PRD-MF. Property to the southeast is zoned OI (Office Institutional).

Use Potential and Impacts

Historically, the subject properties have been operated through different property owners as multi-family apartments. The apartment development located at 861 Franklin Road was built in 1970; and the apartment development at 849 Franklin Road was built in 1982. These apartment developments were very successful for many years. However, as the developments aged, poor maintenance led to deteriorating conditions and subsequent violations of regulations enforced by the Fire Marshall and Code Enforcement. Crime in the area also increased, which led to further deterioration.

The City purchased both of these properties in December 2013, and soon after Staff began to prepare the properties for redevelopment. By rezoning the properties, the City is seeking to market these properties to private developers for redevelopment, and to bring new businesses back to the Franklin Road corridor.

The City's Comprehensive Plan has designated the Future Land Use (FLU) of the subject properties as Mixed-Use Development (MXD). The purpose of the FLU designation is to act as a guide for overall comprehensive planning within the community. According to the City's comprehensive plan, MXD districts are "recommended locations for development of activity centers that are specifically planned to include both residential and non-residential uses". Developments within Mixed Use Districts are required to be well planned in order to provide a level of certainty to the proposed new developments.

In addition, within the MXD category, there are some basic characteristics that developments shall include to provide a pedestrian-friendly environment. Some of the basic characteristics of MXD developments should include:

- *Well-designed buildings placed close to the sidewalk and street.*
- *Parking located primarily behind the building, underground, or in structured parking...*
- *Buildings should be more than one-story in height.*
- *Pedestrian – oriented amenities, such as decorative paving, human scale street lighting, plazas, benches, and landscaping should be provided.*
- *Mixed-use developments adjacent to stable residential neighborhoods should provide appropriate buffers and screening to ensure the desirability and viability of the surrounding community.*

Environmental Impacts

Portions of these properties do lie in a floodplain – located along the northern boundary of the properties along Interstate-75 Southbound.

Economic Functionality

The subject properties were developed and used for many years as multi-family apartment developments. However, with age and deterioration, the properties became poorly maintained and crime-ridden, and clearly in need of redevelopment. The location of the property, with easy access to Interstate 75, make it prime for redevelopment.

Infrastructure

The property is entirely within city limits and currently serviced by Marietta Board of Lights & Water. There is a public main water and/or sewer running through the property that needs to retain a 20 foot unobstructed easement. The subject properties will remain vacant until a future developer present their proposal to the Council.

History of Property

Variations were granted for 849 Franklin Road in 1980 to reduce one bedroom unit's space requirements from 600 square feet to 544 square feet (V-800406). Also a variance was granted in 1980 for reduced parking (V-800407) at 849 Franklin Road.



ANALYSIS & CONCLUSION

The City of Marietta, is requesting to rezone the 49.925 acres of property located at 849 and 861 Franklin Road from PRD-MF (Planned Residential Development – Multi-Family) to PCD (Planned Commercial Development) to make the zoning compatible with the proposed character for future development proposals. The subject properties were previously multi-family apartment developments, but are currently being demolished.

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Historically, the subject properties have been operated through different property owners as multi-family apartments. The apartment development located at 861 Franklin Road was built in 1970; and the apartment development at 849 Franklin Road was built in 1982. These apartment developments were very successful for many years. However, as the developments aged, poor maintenance led to deteriorating conditions and subsequent violations of regulations enforced by the Fire Marshall and Code Enforcement. Crime in the area also increased, which led to further deterioration.

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Prepared by: Jas. Chat

Approved by: Rusty Rath



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	-
Size of the water line?	12"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Unknown

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	-
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	Unknown
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

COMMENT –

These properties have public water and/ or sewer mains running through the property. A public main will need to retain a 20 foot unobstructed easement to protect the facility and allow for maintenance.



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	> 2%
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Yes
If so, is the use compatible with the possible presence of wetlands?	Yes
Do stream bank buffers exist on the parcel?	Yes
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	None other than floodplain and streams
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Franklin Road
What is the classification of the road?	Collector
What is the traffic count for the road?	N/A
Estimated # of cars generated by the proposed development?	N/A
Estimated # of trips generated by the proposed development?	N/A
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	Yes
If yes, what are they?	Medians, landscaping, sidewalks, lighting, multi-use trail



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station #55 – 1160 Franklin Road
Distance of the nearest station?	0.5 miles
Most likely station for 1 st response?	Station #55 – 1160 Franklin Road
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:
Further review of the site is necessary to evaluate the project.



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

Application #: <u>22015-35</u>	Legistar #: <u>20150729</u>
Planning Commission Hearing: <u>10-6-15</u>	City Council Hearing: <u>10-14-15</u>

Owner's Name City of Marietta Email Address: _____

Mailing Address _____ Zip Code: _____ Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: 849 + 861 Franklin Rd
 Land Lot (s) 06510 District 17 Parcel 0020 Acreage 24.891 Ward 7A Future Land Use: MXD
 Present Zoning Classification: PRD-MF Proposed Zoning Classification: PCD
(Planned Comm'l Development)

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL** rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. **The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
7. Site plan (25 copies, drawn to scale) prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - One copy scaled to an 8 1/2" X 11" size
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands and 100 year floodplain
8. A detailed written description of the proposed development / project must be submitted with the rezoning application.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: September 18, 2015

PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, CODE AMENDMENTS, AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Tuesday, October 6, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, October 14, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-35 [REZONING] CITY OF MARIETTA requesting rezoning for properties located in Land Lots 651, 652, 717, and 718, District 17, Parcels 0020 and 0050, 2nd Section, Marietta, Cobb County, Georgia, and being known as 849 and 861 Franklin Road from PRD-MF (Planned Residential Development Multi Family) to PCD (Planned Commercial Development). Ward 7A.

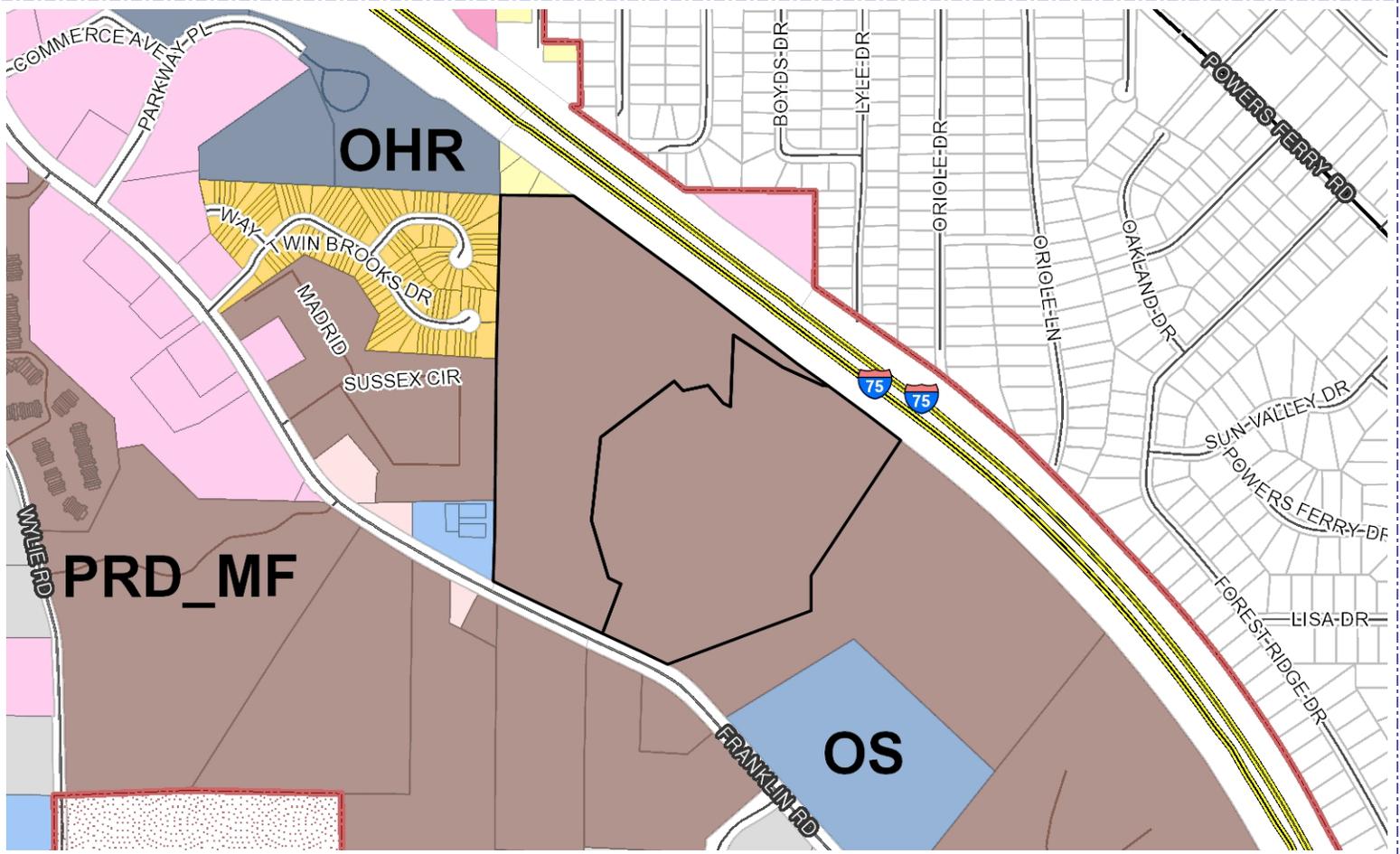
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
861 FRANKLIN RD	17065100050	25.034	7A	PRD_MF	MXD
849 FRANKLIN RD	17065100020	24.891	7A	PRD_MF	MXD

Property Owner: City of Marietta

Applicant:

Proposed Zoning: PRD-MF to PCD

Agent:

Proposed Use:

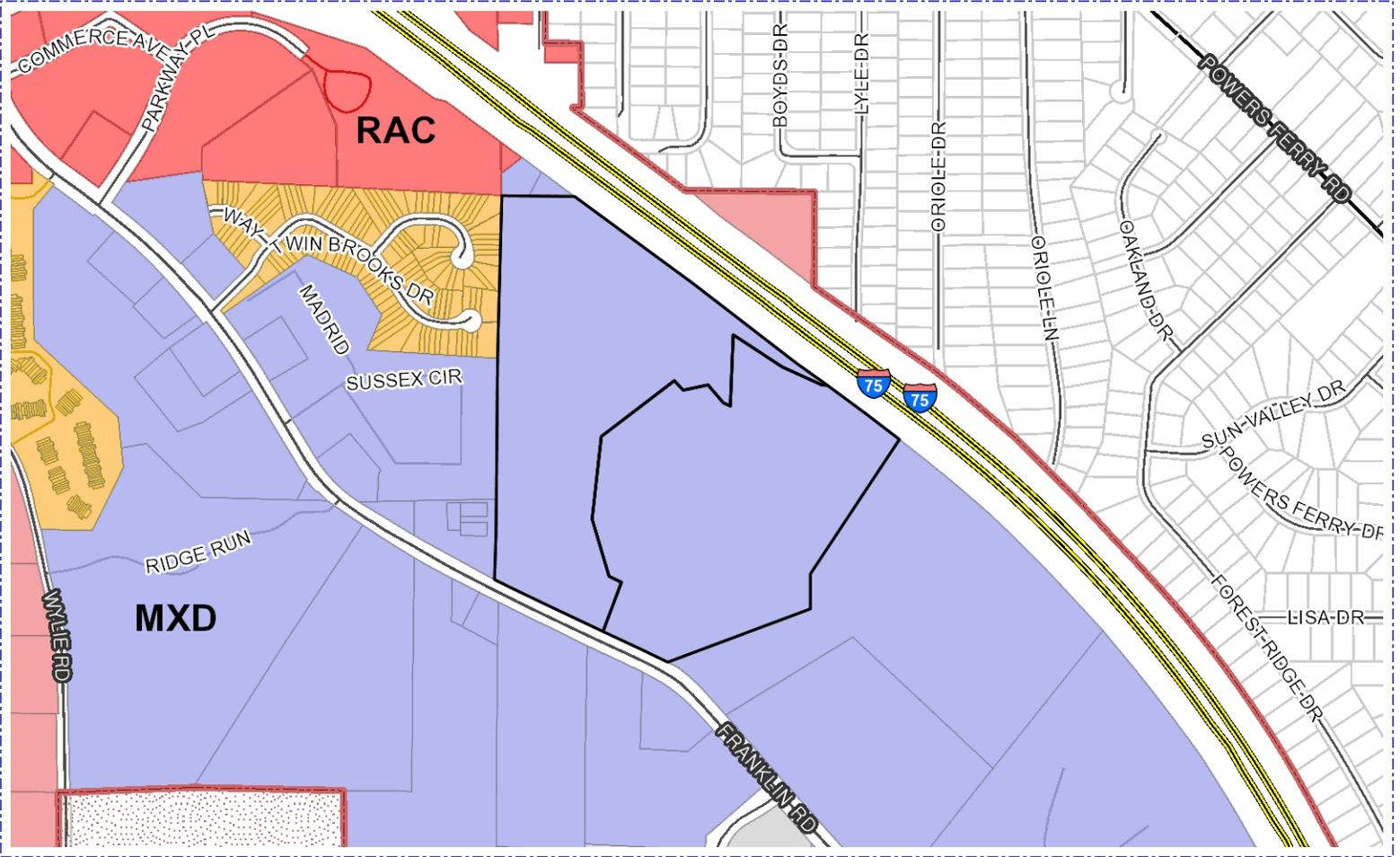
Planning Commission Date: 10/06/2015

City Council Hearing Date: 10/14/2015 Case Number: Z2015-35

City of Marietta Planning & Zoning

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



Address	Parcel Number	Acreage	Ward	Zoning	FLU
861 FRANKLIN RD	17065100050	25.034	7A	PRD_MF	MXD
849 FRANKLIN RD	17065100020	24.891	7A	PRD_MF	MXD

Planning Commission Hearing Date:	10/06/2015
City Council Hearing Date:	10/14/2015
Future Land Use:	MXD
Case Number:	
Comments:	

Future Land Use Symbols

- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities



Address	Parcel Number	Acreage	Ward	Zoning	FLU
861 FRANKLIN RD	17065100050	25.034	7A	PRD_MF	MXD
849 FRANKLIN RD	17065100020	24.891	7A	PRD_MF	MXD

Property Owner:	City of Marietta
Applicant:	
City Council Hearing Date:	10/14/2015
Planning Commission Hearing Date:	10/06/2015
BZA Hearing Date:	Case Number: Z2015-35
Comments:	

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets

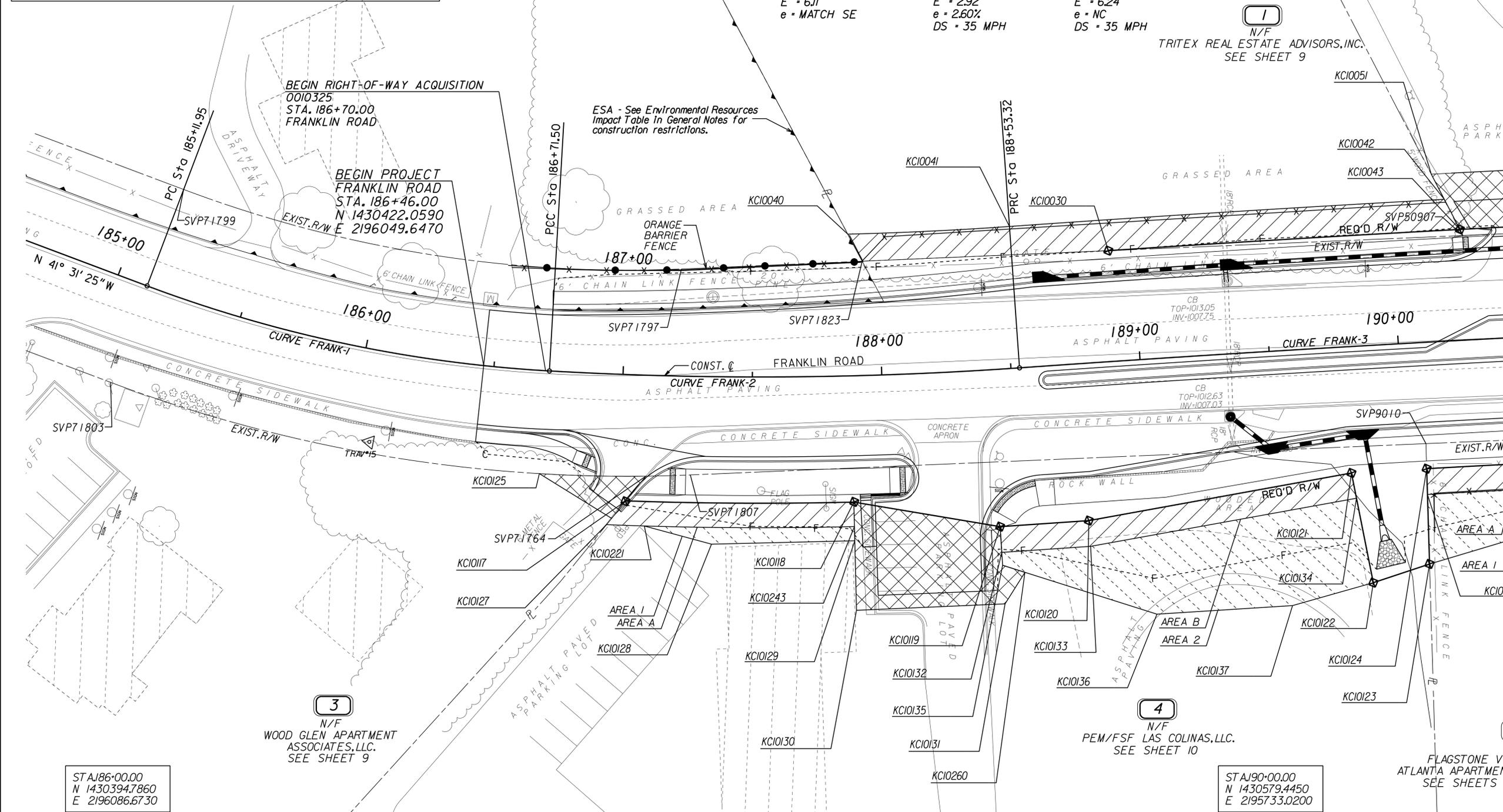
STATION	OFFSET	CONTROL POINT	COORDINATES		ELEVATION	DESCRIPTION
			NORTH	EAST		
186+07.74	35.61' RT	TRAV. # 15	1430427.65	2196102.56	1010.32	1/2" REBAR

THE CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION-RELATED ACTIVITIES OTHER THAN THOSE SHOWN ON THE APPROVED PLANS, INCLUDING THE USE OF EASEMENTS, STAGING, CONSTRUCTION, VEHICULAR USE, BORROW OR WASTE ACTIVITIES, SEDIMENT BASINS, AND TRAILER PLACEMENT, OCCUR WITHIN THOSE AREAS DESIGNATED AS ESA'S.

CURVE FRANK-1
 PI Sta 185+92.34
 NORTH 1,430,394.24
 EAST 2,196,096.98
 DELTA - 17° 23' 12.20" (LT)
 D = 10° 53' 49.89"
 T = 80.39
 L = 159.55
 R = 525.78
 E = 6.11
 e = MATCH SE

CURVE FRANK-2
 PI Sta 187+62.53
 NORTH 1,430,482.76
 EAST 2,195,950.18
 DELTA - 7° 20' 10.86" (LT)
 D = 4° 02' 05.81"
 T = 91.03
 L = 181.82
 R = 1,419.99
 E = 2.92
 e = 2.60%
 DS = 35 MPH

CURVE FRANK-3
 PI Sta 192+15.49
 NORTH 1,430,665.31
 EAST 2,195,535.37
 DELTA - 3° 57' 02.89" (RT)
 D = 0° 32' 44.36"
 T = 362.17
 L = 724.05
 R = 10,500.34
 E = 6.24
 e = NC
 DS = 35 MPH



STA 186+00.00
 N 1430394.7860
 E 2196086.6730

STA 190+00.00
 N 1430579.4450
 E 2195733.0200

PROPERTY AND EXISTING R/W LINE	— P —
REQUIRED R/W LINE	— R —
CONSTRUCTION LIMITS	— G — F —
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Pattern]
EASEMENT FOR CONSTR OF SLOPES	[Diagonal Pattern]
EASEMENT FOR CONSTR OF DRIVES	[Cross-hatched Pattern]

BEGIN LIMIT OF ACCESS.....BLA	— B —
END LIMIT OF ACCESS.....ELA	— E —
LIMIT OF ACCESS	— L —
REQ'D R/W & LIMIT OF ACCESS	— R —

SCALE IN FEET



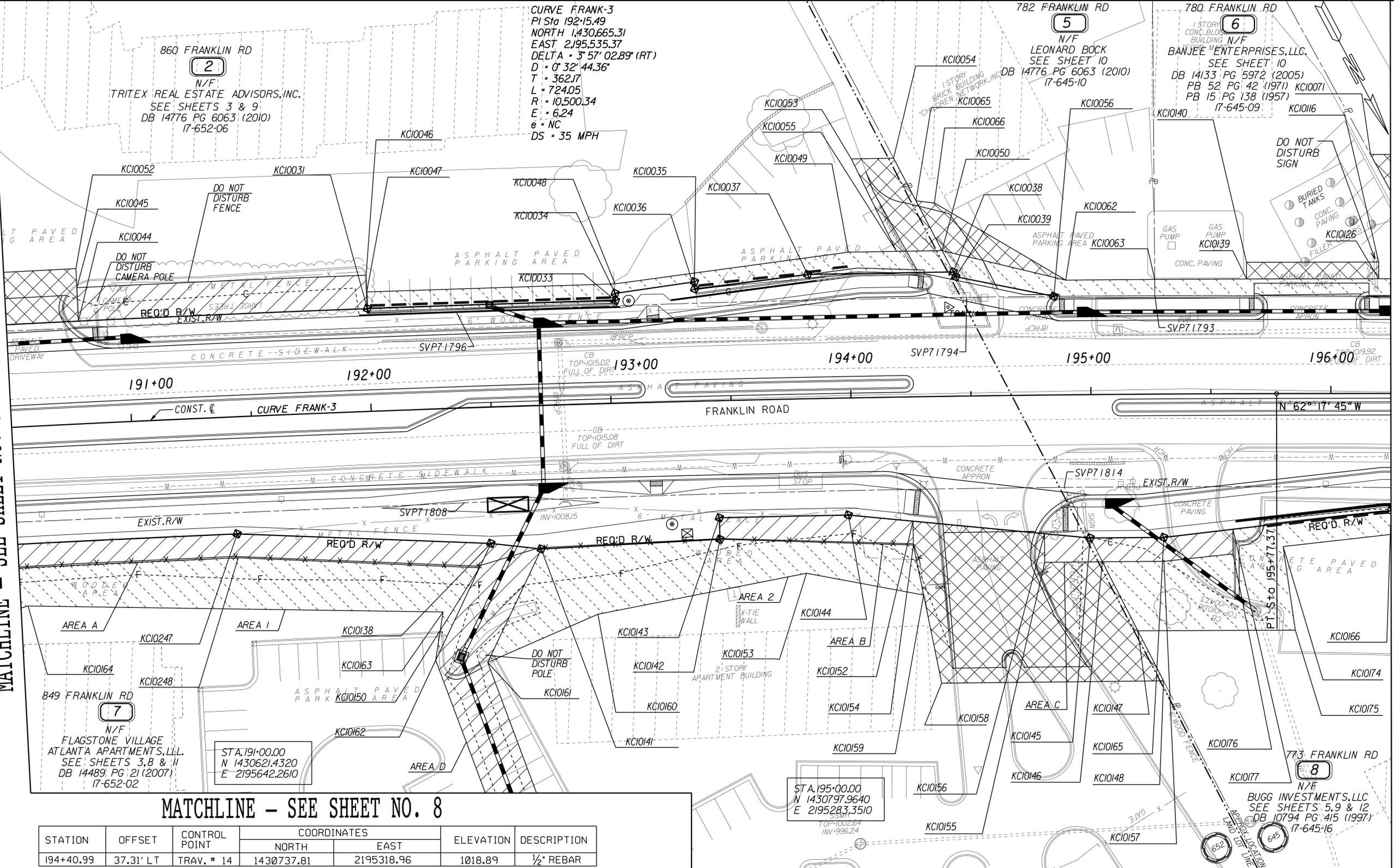
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO: 0010325
 COUNTY: COBB
 LAND LOT NO: 652
 LAND DISTRICT: 17
 GMD N/A
 DATE 03/07/13 SH 3 OF 17

MATCHLINE - SEE SHEET NO. 4 STA. 190+50

MATCHLINE - SEE SHEET NO. 3 STA. 190+50

MATCHLINE - SEE SHEET NO. 5 STA. 196+25



860 FRANKLIN RD
 (2)
 N/F
 TRITEX REAL ESTATE ADVISORS, INC.
 SEE SHEETS 3 & 9
 DB 14776 PG 6063 (2010)
 17-652-06

CURVE FRANK-3
 PI Sta 192+15.49
 NORTH 1,430,665.31
 EAST 2,195,535.37
 DELTA = 3° 57' 02.89" (RT)
 D = 0° 32' 44.36"
 T = 362.17
 L = 724.05
 R = 10,500.34
 E = 6.24
 e = NC
 DS = 35 MPH

782 FRANKLIN RD
 (5)
 N/F
 LEONARD BOCK
 SEE SHEET 10
 DB 14776 PG 6063 (2010)
 17-645-10

780 FRANKLIN RD
 (6)
 N/F
 BANJEE ENTERPRISES, LLC.
 SEE SHEET 10
 DB 14133 PG 5972 (2005)
 PB 52 PG 42 (1971) KC10071
 PB 15 PG 138 (1957)
 17-645-09

849 FRANKLIN RD
 (7)
 N/F
 FLAGSTONE VILLAGE
 ATLANTA APARTMENTS, L.L.C.
 SEE SHEETS 3, 8 & 11
 DB 14489 PG 21 (2007)
 17-652-02

STA. 191+00.00
 N 1430621.4320
 E 2195642.2610

STA. 195+00.00
 N 1430797.9640
 E 2195283.3510
 TOP=1002.64
 INV=996.24

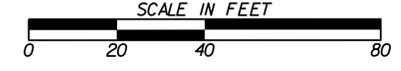
773 FRANKLIN RD
 (8)
 N/F
 BUGG INVESTMENTS, LLC
 SEE SHEETS 5, 9 & 12
 DB 10794 PG 415 (1997)
 17-645-16

MATCHLINE - SEE SHEET NO. 8

STATION	OFFSET	CONTROL POINT	COORDINATES		ELEVATION	DESCRIPTION
			NORTH	EAST		
194+40.99	37.31' LT	TRAV. # 14	1430737.81	2195318.96	1018.89	1/2" REBAR

PROPERTY AND EXISTING R/W LINE ————
 REQUIRED R/W LINE ————
 CONSTRUCTION LIMITS ————
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES ————
 EASEMENT FOR CONSTR OF SLOPES ————
 EASEMENT FOR CONSTR OF DRIVES ————

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 LIMIT OF ACCESS ————
 REQ'D R/W & LIMIT OF ACCESS ————



DATE	REVISIONS	DATE	REVISIONS
07/26/2013	ADDED DO NOT DISTURB LABELS TO PAR 2.6 & 7		

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
 PROJECT NO: 0010325
 COUNTY: COBB
 LAND LOT NO: 652, 645
 LAND DISTRICT: 17
 GMD N/A
 DATE 03/07/13 SH 4 OF 17

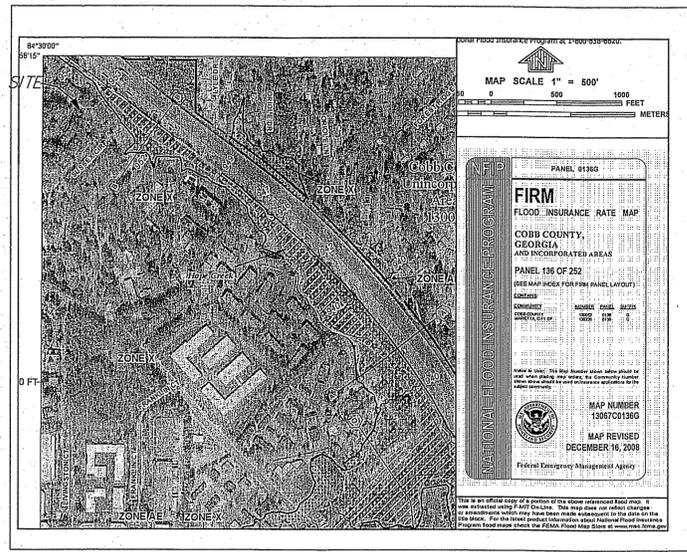
LEGEND			
—x—x—	FENCE	⊕	TEMPORARY BENCHMARK
—+—+—	RAILROAD	⊕	CURB INLET
—2"—	GAS LINE	⊕	HEADWALL
—4"—	WATER LINE	⊕	SINGLE WING CATCH BASIN
—UG—	UNDER GROUND POWER LINE	⊕	DOUBLE WING CATCH BASIN
—AP—	AERIAL POWER LINE	⊕	IRON PIN FOUND/SET
—SB—	UNDER GROUND SOUTHERN BELL	⊕	COMPUTED POINT
—AB—	AERIAL SOUTHERN BELL	⊕	EXISTING SPOT ELEVATION
—P—	POWER POLE	⊕	PROPOSED SPOT ELEVATION
—L—	LIGHT POLE	⊕	STORM SEWER MANHOLE
—G—	GUY WIRE	⊕	SANITARY SEWER MANHOLE
—W—	WATER VALVE	⊕	GEORGIA POWER MANHOLE
—M—	WATER METER	⊕	RIGHT OF WAY MONUMENT
—G—	GAS VALVE	⊕	CORRUGATED METAL PIPE
—M—	GAS METER	⊕	REINFORCED CONCRETE PIPE
—H—	FIRE HYDRANT	⊕	DUCTILE IRON PIPE
—CTP—	CRIMP TOP PIPE	⊕	PVC
—OTIP—	OPEN TOP PIPE	⊕	IRON PIN SET - 1/2" RB
—RB—	REINFORCING BAR	⊕	IRON PIN FOUND

Statement of Zoning

THE SURVEYOR WAS NOT GIVEN ZONING INFORMATION AT TIME OF SURVEY.

Survey Notes

1. THIS SURVEY IS CLASSIFIED AS A "RETRACEMENT SURVEY".
2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE I-NET REALTIME GPS NETWORK) ON OCT. 9, 2013.
3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/ACSM SURVEY OF 0.074+50 PPM.
4. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1" IN ±252.267.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO ANY CONSTRUCTION AND/OR LAND DISTURBING ACTIVITIES.
6. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
8. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THIS SURVEY DOES NOT REFLECT ALL SITE IMPROVEMENTS.
10. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH O.C.G.A. 43-15-22.
11. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS AND COMPUTER FILES PROVIDED BY THE CLIENT, IF ANY, AND UTILITY MARKINGS ON THE GROUND BY OTHERS. VERIFICATION OF THE EXACT LOCATION OF UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
12. AT VARIOUS SANITARY AND STORM SEWER STRUCTURES SHOWN ON THIS SURVEY, THERE ARE ADDITIONAL LINES ENTERING AND EXITING THE STRUCTURE. IN SOME CASES, THE ORIGIN AND DESTINATION OF THESE LINES COULD NOT BE DETERMINED. THIS SURVEY DEPICTS THOSE LINES AND THE GENERAL DIRECTION OF THE LINE, HOWEVER, WITHOUT ADDITIONAL DATA OR BENEFIT OF EXCAVATION, THE EXACT LOCATION OF THESE LINES COULD NOT BE DETERMINED.



FLOOD MAP
NOT TO SCALE

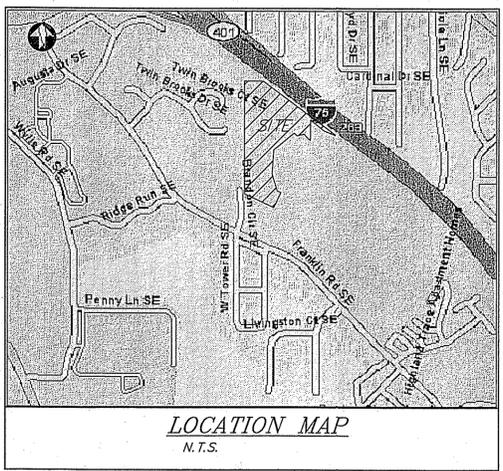
FLOOD DATA A Portion of this property is in Zone "X" & "AE" of the Flood Insurance Rate Map, Community Panel No. 13067 CQ1366 which has an effective date of DECEMBER 16, 2008. Flood Hazard Area. (ZONE AE 100 YEAR FLOOD HAZARD, ZONE X AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

Legal Description

Exhibit "A"
All that tract or parcel of land lying in Land Lots 651 & 652 of the 17th District, 2nd Section, City of Marietta, Cobb County, Georgia, and being more particularly described as follows:
Beginning at a point at the intersection of the northern right-of-way of Franklin Road (80' right-of-way) and the line common to Land Lots 645 and 652, said point being the TRUE POINT OF BEGINNING; Thence along said Land Lot line North 00 degrees 02 minutes 35 seconds West, 351.72 feet to a 1 1/2 inch crimped top pipe found at the corner common to Land Lots 645, 646, 651, and 652; Thence along the line common to Land Lots 646 and 651 North 00 degrees 07 minutes 51 seconds West, 1300.28 feet to a 1/2 inch rebar set at the corner common to Land Lots 646, 647, 650, and 651; Thence leaving said Land Lot line North 89 degrees 58 minutes 46 seconds East, 276.46 feet to a 1 inch crimped top pipe found at the western right-of-way of Interstate 75 (variable right-of-way); Thence along said right-of-way South 53 degrees 32 minutes 33 seconds East, 1327.44 feet to a point; Thence leaving said right-of-way South 00 degrees 31 minutes 50 seconds East, 8.71 feet to a 1/2 inch rebar set; Thence North 51 degrees 22 minutes 34 seconds West, 249.98 feet to a 1/2 inch rebar set; Thence South 00 degrees 25 minutes 24 seconds West, 294.98 feet to a point located on the centerline of an existing sanitary sewer line; Thence along said sanitary sewer line the following courses and distances: North 58 degrees 52 minutes 56 seconds West, 34.32 feet to a sanitary sewer manhole found; North 41 degrees 38 minutes 18 seconds West, 98.10 feet to a sanitary sewer manhole found; South 75 degrees 57 minutes 53 seconds West, 107.89 feet to a sanitary sewer manhole found; North 44 degrees 38 minutes 47 seconds West, 56.62 feet to a 1/2 inch rebar set; Thence leaving said sanitary sewer line South 50 degrees 37 minutes 36 seconds West, 386.76 feet to a 1/2 inch rebar set; Thence South 03 degrees 59 minutes 01 seconds West, 357.53 feet to a 1/2 inch rebar set; Thence South 17 degrees 08 minutes 52 seconds East, 256.69 feet to a 1/2 inch rebar found; Thence South 66 degrees 45 minutes 46 seconds East, 58.04 feet to a 1/2 inch rebar set; Thence South 25 degrees 31 minutes 28 seconds West, 243.49 feet to a 1/2 inch rebar set at the northern right-of-way of Franklin Road; Thence along said right-of-way North 65 degrees 05 minutes 44 seconds West, 476.48 feet to a point; said point being the TRUE POINT OF BEGINNING.

Index of Sheets

- C.1..... COVER SHEET
- C.2..... ALTA/ACSM SURVEY



SURVEYOR'S REFERENCES

1. PLAT TITLED "AS-BUILT SURVEY FOR SECURITY CAPITAL ATLANTIC MULTIFAMILY INCORPORATED, SUNTRUST BANK, ATLANTA, FEDERAL NATIONAL MORTGAGE ASSOCIATION, FIRST NATIONAL BANK OF BOSTON, N.A., CHICAGO TITLE INSURANCE COMPANY" BY BLUE RIDGE ENGINEERING, INC., DATED DECEMBER 1, 1995, LAST REVISED DECEMBER 12, 1995 - SITE SPECIFIC SETBACKS PER ZONING
2. PLAT TITLED "TWIN BROOKS UNIT SEVEN SECTION ONE" BY BROWNING/RHODES ENGINEERING DATED MARCH 14, 1983.
3. PLAT TITLED "TWIN BROOKS UNIT EIGHT SECTION ONE" BY BROWNING/RHODES ENGINEERING DATED SEPTEMBER 7, 1984.

Notes Corresponding to Schedule B

12. Grant of Easement from William B. Wringley to Board of Lights and Water Works, a subsidiary commission of the City of Marietta, dated September 28, 1956, filed for record September 29, 1956, and recorded in Deed Book 378, Page 54, Cobb County, Georgia records. AFFECTS SITE AS SHOWN ON SURVEY.
13. Drainage rights as contained in that certain Right of Way Deed from Crow, Pope, & Carter Property Company No. Nineteen of Atlanta, Georgia, a general partnership, to Cobb County, Georgia, dated July 17, 1969, filed for record July 22, 1969 at 11:00am, and recorded in Deed Book 1109, Page 108, aforesaid records. AFFECTS SITE, AS TO DRAINAGE, NOT PLOTTABLE.
14. Grant of Easement from Summit Station, LTD., to Board of Lights and Water Works, a subsidiary corporation of the City of Marietta, dated January 18, 1982, filed for record May 28, 1982, and recorded in Deed Book 2526, Page 33, aforesaid records. AFFECTS SITE AS SHOWN ON SURVEY.
15. U.S. Interstate Highway I-75 abuts the Northeastern boundary of the subjected property, which highway is a limited access highway with the points of access only at such points as designed by the Georgia Department of Transportation. AFFECTS SITE AS SHOWN ON SURVEY, TOO VAGUE TO PLOT.
16. Matters as would be disclosed by a current and accurate survey and inspection of the subject premises.

Surveyor's Certification

BASED UPON TITLE COMMITMENT, COMMITMENT No. NCS-039734-ATL OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF NOVEMBER 01, 2013 AT 8:00 A.M.

SURVEYOR'S CERTIFICATION TO: CITY OF MARIETTA, GEORGIA, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 6(o), 7(o), 7(c), 8, 9, 11(o), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DEC. 9, 2013

Seaton G. Shepherd, Jr.
SEATON G. SHEPHERD, JR., O.R.L.S. 2136
Date of Surveyor's Signature
Dec. 10, 2013



THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22

Statement of Encroachments

1. THE POND ADJACENT TO BUILDING 300 DOES ENCRACH ON THE SANITARY SEWER EASEMENT BY APPROXIMATELY 6 FEET AT ITS WIDEST POINT.
2. ENCROACHMENT OF POOL INTO SANITARY SEWER EASEMENT LOCATED ON THE EASTERN PORTION NEAR BLDG 1200 POOL NO LONGER EXISTS - APPARENTLY REPLACED WITH PLAYGROUND
3. STORM WATER LINE CROSSING ON WESTERN PROPERTY LINE

REV.	DESCRIPTION

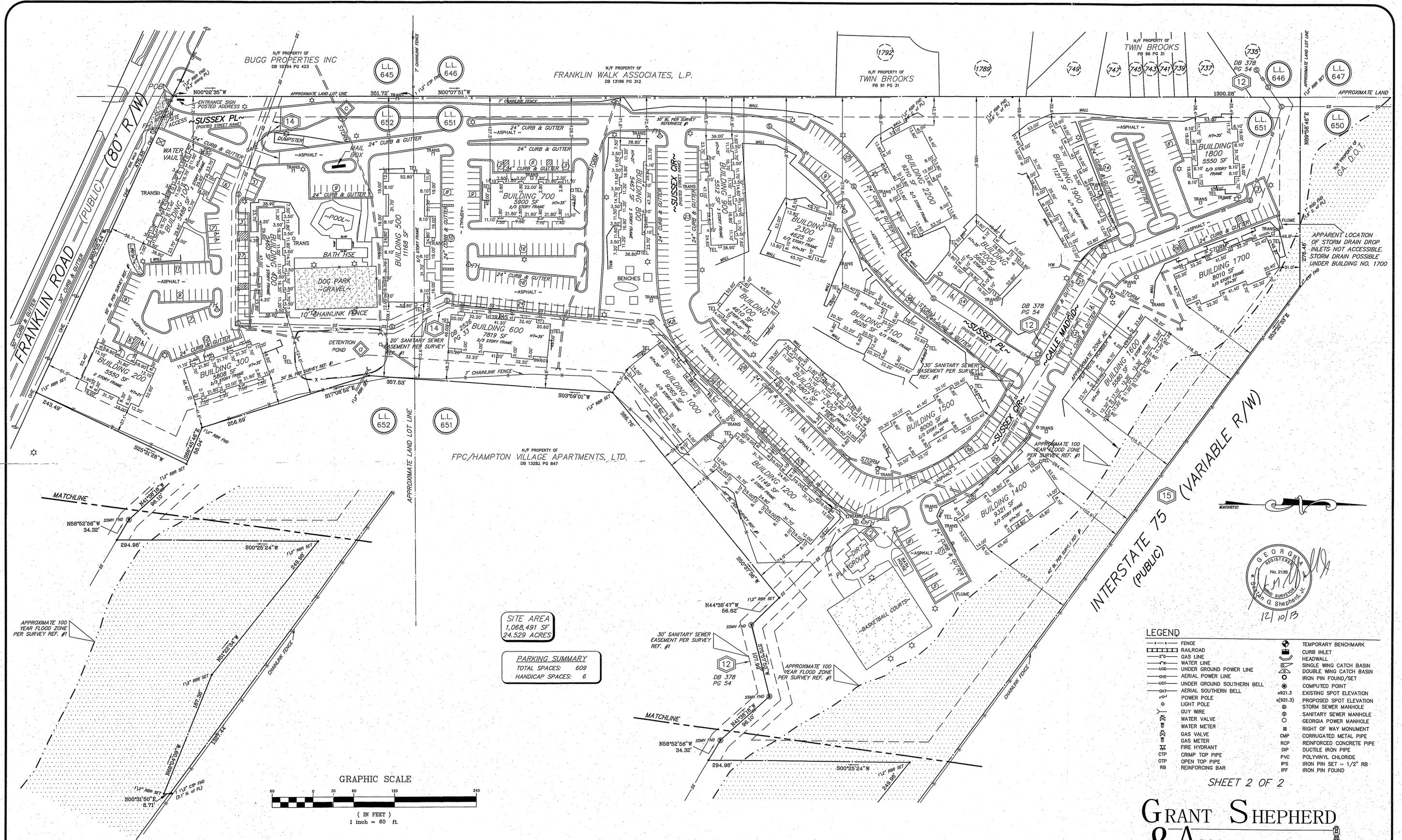
LOCATION
849 FRANKLIN ROAD
LAND LOT 651 & 652,
17TH DISTRICT, 2ND SECTION,
CITY OF MARIETTA,
COBB COUNTY, GEORGIA
SCALE: 1" = 60'
DRAWN DATE: DEC. 10, 2013
JOB NO.: 13-11-360 M.R.

ALTA/ACSM LAND TITLE SURVEY FOR
THE CITY OF MARIETTA, GEORGIA

SHEET 1 OF 2

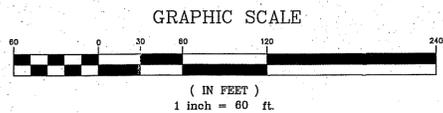
GRANT SHEPHERD & ASSOCIATES, INC.
Construction Layout • GPS Modeling
Land Surveying • Site Development

735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com



SITE AREA
1,068,491 SF
24.529 ACRES

PARKING SUMMARY
TOTAL SPACES: 609
HANDICAP SPACES: 6



REV.	DESCRIPTION

LOCATION
849 FRANKLIN ROAD
LAND LOT 651 & 652,
17TH DISTRICT, 2ND SECTION,
CITY OF MARIETTA,
COBB COUNTY, GEORGIA
SCALE: 1" = 60'
DRAWN DATE: DEC. 10, 2013
JOB NO. 13-11-360 M.R.

ALTA/ACSM LAND TITLE SURVEY FOR
THE CITY OF MARIETTA, GEORGIA

- LEGEND**
- FENCE
 - RAILROAD
 - 2" GAS LINE
 - 4" WATER LINE
 - UNDER GROUND POWER LINE
 - AERIAL POWER LINE
 - UNDER GROUND SOUTHERN BELL
 - AERIAL SOUTHERN BELL
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - FIRE HYDRANT
 - CRIMP TOP PIPE
 - OPEN TOP PIPE
 - REINFORCING BAR
 - TEMPORARY BENCHMARK
 - CURB INLET
 - HEADWALL
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - IRON PIN FOUND/SET
 - COMPUTED POINT
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - GEORGIA POWER MANHOLE
 - RIGHT OF WAY MONUMENT
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - DUCTILE IRON PIPE
 - POLYVINYL CHLORIDE
 - IRON PIN SET - 1/2" RB
 - IRON PIN FOUND

SHEET 2 OF 2

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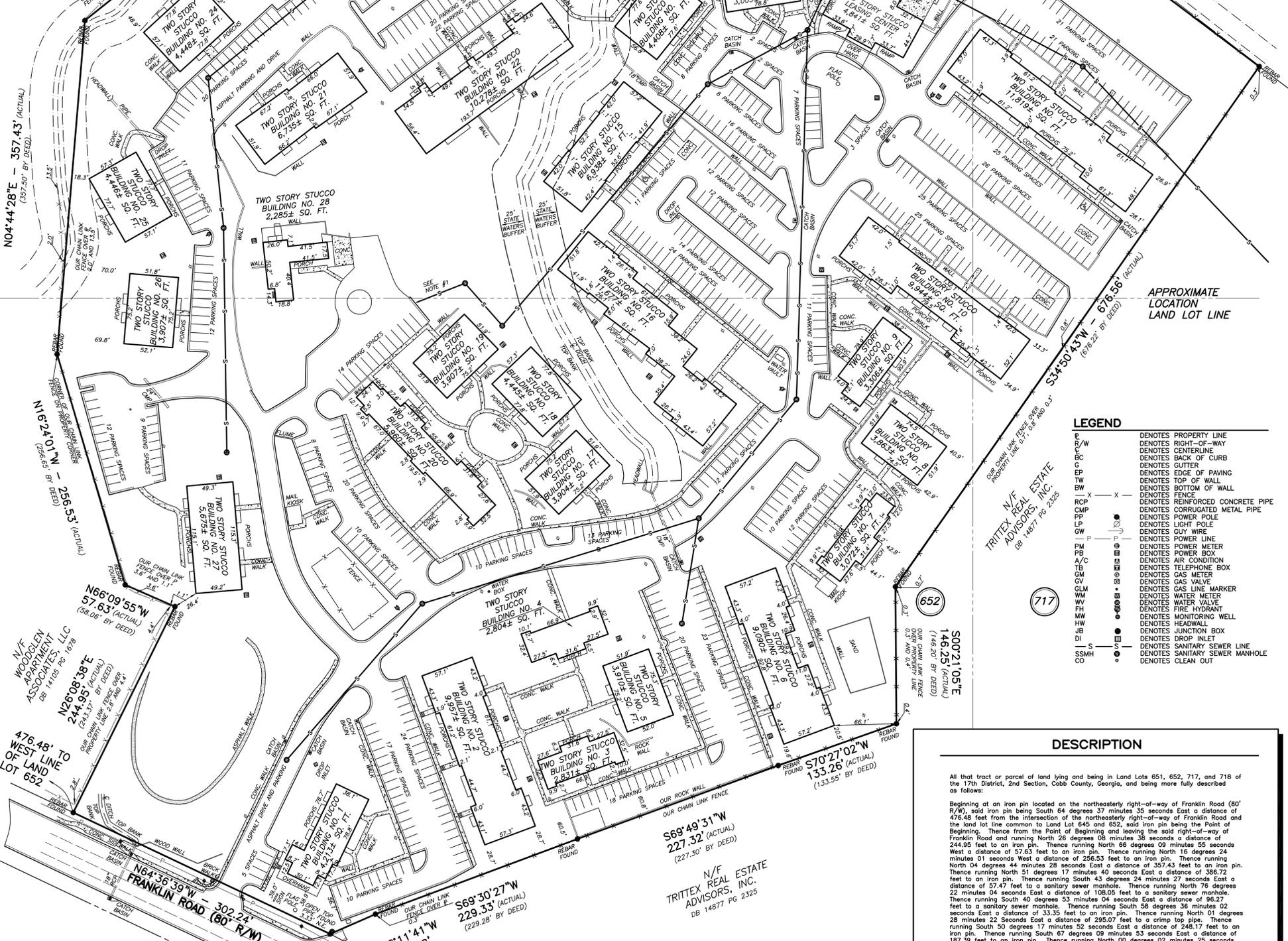
THIS PROPERTY SUBJECT TO THE FOLLOWING

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT #NCS-514037-HOU1 AND DATE NOVEMBER 2, 2011
SCHEDULE B SECTION II

3. SPECIAL EXCEPTIONS:
- (g) EASEMENT FROM WILLIAM B. WRIGLEY TO BOARD OF LIGHTS AND WATER WORKS, A SUBSIDIARY COMMISSION OF THE CITY OF MARIETTA, COBB COUNTY, GEORGIA, DATED SEPTEMBER 28, 1956, FILED FOR RECORD SEPTEMBER 29, 1956 AT 10:00 A.M., RECORDED IN DEED BOOK 378, PAGE 54, RECORDS OF COBB COUNTY, GEORGIA, UNABLE TO DETERMINE EXACT LOCATION MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
 - (h) EASEMENT FROM WILLIAM B. RAMSDEN TO BOARD OF LIGHTS AND WATER WORKS, A SUBSIDIARY COMMISSION OF THE CITY OF MARIETTA, COBB COUNTY, GEORGIA, DATED OCTOBER 5, 1956, FILED FOR RECORD OCTOBER 6, 1956 AT 9:30 A.M., RECORDED IN DEED BOOK 378, PAGE 414, AFORESAID RECORDS, UNABLE TO DETERMINE EXACT LOCATION MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
 - (i) DRAINAGE RIGHTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM CROW, POPE & CARTER PROPERTY COMPANY NO. NINETEEN OF ATLANTA, GEORGIA, A GEORGIA GENERAL PARTNERSHIP TO COBB COUNTY, GEORGIA, DATED JULY 17, 1969, FILED FOR RECORD JULY 22, 1969 AT 11:00 A.M., RECORDED IN DEED BOOK 1109, PAGE 108, AFORESAID RECORDS, 80' R/W FOR AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
 - (j) DISTRIBUTION LINE PERMIT FROM LAMAR FRANKLIN T BOARD OF LIGHTS AND WATER, DATED AUGUST 27, 1969, FILED FOR RECORD SEPTEMBER 3, 1969 AT 2:00 P.M., RECORDED IN DEED BOOK 1116, PAGE 673, AFORESAID RECORDS.
 - (k) DISTRIBUTION LINE PERMIT FROM LAMAR FRANKLIN T BOARD OF LIGHTS AND WATER, DATED AUGUST 27, 1969, FILED FOR RECORD SEPTEMBER 3, 1969 AT 2:00 P.M., RECORDED IN DEED BOOK 1116, PAGE 674, AFORESAID RECORDS.

- (l) EASEMENT FROM CROW, POPE & CARTER PROPERTY COMPANY NO. NINETEEN OF ATLANTA, GEORGIA, A TEXAS GENERAL PARTNERSHIP AND SPRATLIN, HARRINGTON & THOMAS, INC., A DELAWARE CORPORATION TO BOARD OF LIGHTS AND WATER WORKS, DATED AS OF DECEMBER 9, 1969, FILED FOR RECORD APRIL 6, 1970 AT 2:00 P.M., RECORDED IN DEED BOOK 1149, PAGE 613, AFORESAID RECORDS, UNABLE TO DETERMINE EXACT LOCATION MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- (m) LEASE MEMORANDUM BY AND BETWEEN SPANISH TRACE ASSOCIATES, L.P. ("LESSOR") AND SOLON AUTOMATED SERVICES, INC., A DELAWARE CORPORATION ("LESSEE"), DATED JANUARY 2, 1991, FILED FOR RECORD JANUARY 22, 1991 AT 2:42 P.M., RECORDED IN DEED BOOK 5990, PAGE 246, AFORESAID RECORDS, GENERAL EASEMENT FOR OPERATION AND MAINTENANCE AFFECT SUBJECT PROPERTY.
- (n) GRANT OF EASEMENT BY AND BETWEEN COMCAST OF GEORGIA/VIRGINIA, INC. AND LAS COLINAS APARTMENTS, LLC, DATED AUGUST 18, 2009, FILED FOR RECORD DECEMBER 23, 2009 AT 10:36 A.M., RECORDED IN DEED BOOK 14744, PAGE 5122, AFORESAID RECORDS, GENERAL EASEMENT FOR OPERATION AND MAINTENANCE AFFECT SUBJECT PROPERTY.

N/F WOODGLEN APARTMENT ASSOCIATES, LLC
DB 14108 PG 1678



LEGEND

R/W	DENOTES RIGHT-OF-WAY
CC	DENOTES CENTERLINE
G	DENOTES BACK OF CURB
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMR	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUTTER
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FW	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSM	DENOTES SANITARY SEWER MANHOLE
CS	DENOTES CLEAN OUT

DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 651, 652, 717, and 718 of the 17th District, 2nd Section, Cobb County, Georgia, and being more fully described as follows:

Beginning at an iron pin located on the northeasterly right-of-way of Franklin Road (80' R/W), said iron pin being South 64 degrees 37 minutes 30 seconds East a distance of 476.48 feet from the intersection of the northeasterly right-of-way of Franklin Road and the land lot common to Land Lots 645 and 652, said iron pin being the Point of Beginning. Thence from the Point of Beginning and leaving the said right-of-way of Franklin Road and running North 26 degrees 08 minutes 38 seconds East a distance of 244.95 feet to an iron pin. Thence running North 66 degrees 09 minutes 55 seconds East a distance of 57.63 feet to an iron pin. Thence running North 16 degrees 24 minutes 01 seconds East a distance of 256.53 feet to an iron pin. Thence running North 04 degrees 44 minutes 28 seconds East a distance of 357.43 feet to an iron pin. Thence running North 51 degrees 17 minutes 40 seconds East a distance of 386.72 feet to an iron pin. Thence running South 43 degrees 24 minutes 27 seconds East a distance of 57.47 feet to a sanitary sewer manhole. Thence running North 76 degrees 22 minutes 04 seconds East a distance of 108.05 feet to a sanitary sewer manhole. Thence running South 40 degrees 53 minutes 04 seconds East a distance of 96.27 feet to a sanitary sewer manhole. Thence running South 58 degrees 36 minutes 02 seconds East a distance of 33.35 feet to an iron pin. Thence running North 01 degree 28 minutes 22 seconds East a distance of 295.07 feet to a crimp top pipe. Thence running South 50 degrees 17 minutes 52 seconds East a distance of 248.17 feet to an iron pin. Thence running South 67 degrees 09 minutes 53 seconds East a distance of 187.39 feet to an iron pin. Thence running North 00 degrees 02 minutes 25 seconds West a distance of 8.72 feet to an iron pin located on the southeasterly right-of-way of Interstate Highway No. 75. Thence running South 52 degrees 51 minutes 25 seconds East and along the said southeasterly right-of-way of Interstate Highway No. 75 a distance of 425.51 feet to an iron pin. Thence leaving the said southeasterly right-of-way of Interstate No. 75 and running South 34 degrees 50 minutes 43 seconds East a distance of 676.56 feet to an iron pin. Thence running South 00 degrees 21 minutes 05 seconds East a distance of 146.25 feet to an iron pin. Thence running South 70 degrees 27 minutes 02 seconds East a distance of 133.26 feet to an iron pin. Thence running South 69 degrees 49 minutes 31 seconds West a distance of 227.32 feet to an iron pin. Thence running South 69 degrees 30 minutes 27 seconds West a distance of 229.33 feet to an iron pin. Thence running South 66 degrees 11 minutes 41 seconds West a distance of 52.48 feet to a hole in the back of a curb located on the said northeasterly right-of-way of Franklin Road. Thence running North 64 degrees 35 minutes 39 seconds West along the said northeasterly right-of-way of Franklin Road a distance of 302.24 feet to the said iron pin and the Point of Beginning.

Said tract or parcel containing 25.131± acres or 1,094,709± square feet.

SURVEYORS CERTIFICATION

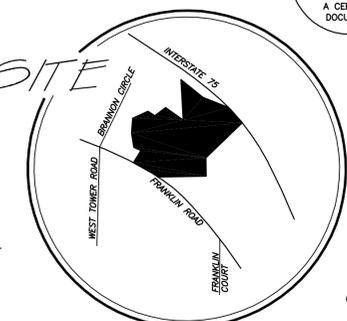
TO: PEM/FSF LAS COLINAS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
UG ACQUISITIONS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," JOINTLY ESTABLISHED AND ADOPTED BY ALTA and NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B, 8, 9, 10A, 11A, 13 & 14 OF Table A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2012.

This original of this document was sealed and signed by Michael R. Niles
L.S. #2646
ON 8-27-12. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Date of Plat Michael R. Niles Ga. RLS #2646
Member SAMSOG



811 Know what's below. Call before you dig.

SCALE IN FEET
0' 30' 60' 120'

No.	Revision	Date

AS A MATTER OF INFORMATION

- 1. CURRENT ZONING PER CITY OF MARIETTA, GEORGIA
PLANNED RESIDENTIAL DEVELOPMENT - MULTI-FAMILY

SURVEY NOTES

- 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS PROVIDED WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
- TELEPHONE: AT&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF MARIETTA
GAS: ATLANTA GAS LIGHT COMPANY
- CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-623-4344
THROUGH OUT GEORGIA 1-800-282-7411
- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE.
- 3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- 4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET, AND AN ANGULAR PRECISION OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- 5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 6. SQUARE FEET OF BUILDING IS FOR FIRST FLOOR ONLY.
- 7. PARKING AREA IS OFF STREET AND 639 PARKING SPACES ARE DESIGNATED. THERE ARE 2 HANDICAPPED DESIGNATED SPACES.
- 7. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. ZONE "X" COMMUNITY PANEL No. 13067C0126 G EFFECTIVE DATE: DECEMBER 16, 2008. COBB COUNTY, GEORGIA
- 8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- 9. THIS PLAT NOT INTENDED FOR RECORDING.

TOTAL AREA = 25.131± ACRES
OR 1,094,709± SQ. FT.

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770)-434-3383

ALTA/ACSM Asbuilt Survey For
PEM/FSF LAS COLINAS, LLC
UG ACQUISITIONS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED IN
LAND LOTS 651, 652, 717 AND 718
17TH DISTRICT, 2ND SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
PLAT PREPARED: 8-22-12
FIELD: 8-27-12 SCALE: 1"=60'